ARTICLE 3
DISTRICT REGULATIONS

SECTION 3.01 Districts

The Township is hereby divided into zones as shown on the official Zoning Map and shall include the following:

AG	Agricultural
R-1	Single Family Residential - Rural
R-2	Single Family Residential - Low Density
R-3	Single Family Residential - Medium Density
R-4	Single Family Residential
R-5	Single Family Residential
R-6	Single Family Residential - Attached
R-M	Multiple Family Residential
R-MH	Mobile Home Residential
OS	Office Service
C-1	Local Business
C-2	General Business
C-3	Highway Service
M-1	Low Intensity Industrial
M-2	Light Industrial
M-3	General Industrial
PUD	Planned Unit Development

SECTION 3.02 Map

A. The boundaries of these zoning districts are shown upon the map attached hereto and made a part of this Ordinance, which said map is designated as the Official Zoning Map of the Township. The Zoning Map shall be maintained and kept on file with the Township Zoning Administrator, and all notations, references, and other information shown thereon are a part of this Ordinance and have the same force and effect as if the said Zoning Map and all such notations, references and other information shown thereon were fully set forth or described herein.

B. Except where reference on the Official Zoning Map to a street or other designated line by the dimensions shown on said map, the zoning district boundary lines follow lot lines or the center lines of the streets, alleys, railroads, lakes or such line extended and the corporate limits of the Township as they existed at the time of the adoption of this Ordinance. In the case of a freeway or expressway, the zoning district extends to the center of the freeway or expressway.

(Amended: Ord. No. 667, 7-10-06)

C. Questions concerning the exact location of zoning district boundary lines shall be determined by the Zoning Board of Appeals after recommendation from the Planning Commission, according to rules and regulations which may be adopted by it.

SECTION 3.03 Vacated streets, and other public spaces

When streets or other public spaces within the Township are vacated and the previous right of way becomes part of parcels adjacent to the vacated street, the newly vacated street property shall be deemed to be part of the same zoning
district as the property to which it is attached.

SECTION 3.04 District regulations

A. Every building or structure erected, any use of land, building, or structure, any structural alteration or relocation of an existing building or structure and any enlargement of, or addition to, an existing use of land, building or structure, and any creation or splitting of a lot, occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable within the zoning district in which such land use, building or structure shall be located.

B. Uses are permitted by right only if specifically listed as uses permitted by right in the various zoning districts. Accessory uses are permitted as indicated in the various zoning districts, if such uses are clearly incidental to the permitted principal uses. Uses permitted by special use permit are permitted as listed if the required conditions are met. Uses not specifically permitted within a district are prohibited.

C. A use of land, buildings, or structures not specifically mentioned in the provisions of this Ordinance shall be classified upon appeal by the Zoning Board of Appeals or by request of the Zoning Administrator. In making this determination, this Ordinance shall not interpret a general category (such as general commercial uses) to include a specific use (such as convenience store) if the specific use is listed separately somewhere else under zoning district regulations.

D. Open space, off-street parking and other similar provisions required in connection with a particular use may not be used at the same time to meet the requirement for a separate use, unless specifically authorized by this Ordinance.

SECTION 3.05 AG Agricultural

The Agricultural zoning district covers portions of the open areas of the Township where farming, dairying, forestry operations, and other rural activities are found on relatively large lots. Vacant land, rural residences, fallow land and wooded areas may also be included where such areas are interspersed among farms. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, single family detached
2. Adult foster care family homes
3. Adult foster care small group homes (1-6 persons)
4. Agriculture and horticulture (10 acre minimum)
5. Day care, adult (1-6 persons)
6. Day care homes, family (1-6 persons)
7. Foster family group homes
8. Foster family homes
9. Greenhouse, non-retail
10. Stables and/or riding academies (10 acre minimum)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Horses, keeping of
3. Household pets, keeping of
4. Kennels, private (3-6 dogs)
5. On-site wind energy system
6. Other accessory uses customarily incidental to the above permitted principal uses
7. Other accessory buildings customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Accessory buildings on a separate lot
2. Adult foster care large group homes (13-20 persons)
3. Adult foster care small group homes (7-12 persons)
4. Agricultural accessory residence
5. Agricultural roadside stands
6. Agricultural tourism facilities (10 acre minimum)
7. Airports, private landing strips (10 acre minimum)
8. Animal production, intensive feedlot operation (40 acre minimum)
9. Animal production, commercial (10 acre minimum)
10. Animal shelter
11. Bed and breakfast establishments
12. Campgrounds, permanent (40 acre minimum)
13. Campgrounds, transient (20 acre minimum)
14. Cemeteries (20 acre minimum)
15. Child care institutions
16. Clubs
17. Communication antennae
18. Communication towers
19. Day care, adult (7-12 persons)
20. Educational institution, non-profit
21. Greenhouses, retail (10 acre minimum)
22. Kennels, commercial (7 or more dogs)
23. Landscape contractor
24. Medical care facilities, neighborhood
25. Parks, private
26. Parks, public
27. Public buildings
28. Public utility buildings and uses without outdoor storage
29. Recreation: commercial outdoor recreation establishments (excluding golf related uses) (10 acre minimum)
30. Recreation: golf courses, country clubs, par three golf courses
31. Recreation: golf driving ranges
32. Recreation: private or public recreation clubs (80 acre minimum)
33. Religious institutions (3 acre minimum)
34. Residential, duplex
35. Soil, sand, clay and gravel or similar removal operations, quarry excavation (20 acre minimum)
36. Utility grid energy system
37. Veterinary clinics
38. Veterinary hospitals (5 acre minimum)

(Amended: Ord. No. 684, 7-23-07; Ord. No. 704, 12-8-08; Ord. No. 717, 12-21-09; Ord. No. 739, 9-19-11; Ord. No. 745, 1-9-12; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.06 R-1 Single Family Residential - Rural

The R-1 Single Family Residential - Rural zoning district covers portions of the open areas of the Township where farming, dairying, forestry operations, and other rural activities are found. Vacant land, rural residences, fallow land and wooded areas may also be included where such areas are interspersed among farms. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, single family detached
2. Adult foster care family homes
3. Adult foster care small group homes (1-6 persons)
4. Day care, adult (1-6 persons)
5. Day care homes, family (1-6 persons)
6. Foster family group homes
7. Foster family homes
8. Greenhouse, non-retail (5 acre minimum)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. Kennels, private (3-6 dogs)
4. On-site wind energy system
5. Other accessory uses customarily incidental to the above permitted principal uses
6. Other accessory buildings customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Accessory buildings on a separate lot
2. Adult foster care large group homes (13-20 persons)
3. Adult foster care small group homes (7-12 persons)
4. Agricultural roadside stands
5. Agriculture and horticulture (5 acre minimum)
6. Animal shelter
7. Bed and breakfast establishments
8. Cemeteries (20 acre minimum)
9. Child care institutions
10. Clubs
11. Communication antennae
12. Communication towers
13. Day care, adult (7-12 persons)
14. Educational institution, non-profit
15. Medical care facilities, neighborhood
16. Parks, private
17. Parks, public
18. Public buildings
19. Public utility buildings and uses without outdoor storage
20. Recreation: golf courses, country clubs, par three golf courses
21. Recreation: golf driving ranges
22. Religious institutions (3 acre minimum)
23. Residential, duplex
24. Veterinary clinics

(Amended: Ord. No. 684, 7-23-07; Ord. No. 739, 9-19-11; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outlined in Article 9, Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.07 R-2 Single Family Residential - Low Density

The R-2 Single Family Residential - Low Density zoning district is intended to encourage a suitable environment for families typically with children. Uses are limited to one (1) family dwellings, along with certain other uses, such as schools, parks and playgrounds, which provide a desirable neighborhood land use pattern. In keeping with this intent, development is restricted to a moderately low density with few traffic generators. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, single family detached
2. Adult foster care family homes
3. Adult foster care small group homes (1-6 persons)
4. Day care, adult (1-6 persons)
5. Day care homes, family (1-6 persons)
6. Foster family group homes
7. Foster family homes

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. On-site wind energy system
4. Other accessory uses customarily incidental to the above permitted principal uses
5. Other accessory buildings customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Accessory buildings on a separate lot
2. Adult foster care large group homes (13-20 persons)
3. Adult foster care small group homes (7-12 persons)
4. Animal shelter
5. Bed and breakfast establishments
6. Communication antennae
7. Communication towers
8. Day care, adult (7-12 persons)
9. Day care centers, commercial
10. Day care homes, group (7-12 persons)
11. Educational institution, non-profit
12. Kennels, private (3-6 dogs)
13. Medical care facilities, neighborhood
14. Parks, private
15. Parks, public
16. Public buildings
17. Public utility buildings and uses without outdoor storage
18. Recreation: golf courses, country clubs, par three golf courses
19. Religious institutions (3 acre minimum)
20. Residential, duplex
21. Senior housing

(Amended: Ord. No. 684, 7-23-07; Ord. No. 739, 9-19-11; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.08 R-3 Single Family Residential - Medium Density

The R-3 Single Family Residential - Mediums Density zoning district is intended to encourage a suitable environment for families typically with children. Uses are limited to one (1) family dwellings, along with certain other uses, such as schools, parks and playgrounds, which provide a desirable neighborhood land use pattern. In keeping with this intent, development is restricted to a moderate density with few traffic generators. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, single family detached
2. Adult foster care family homes
3. Adult foster care small group homes (1-6 persons)
4. Day care, adult (1-6 persons)
5. Day care homes, family (1-6 persons)
6. Foster family group homes
7. Foster family homes

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. On-site wind energy system
4. Other accessory buildings customarily incidental to the above permitted principal uses
5. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Accessory buildings on a separate lot
2. Adult foster care large group homes (13-20 persons)
3. Adult foster care small group homes (7-12 persons)

4. Animal shelter
5. Bed and breakfast establishments
6. Communication antennae
7. Communication towers
8. Day care, adult (7-12 persons)
9. Day care centers, commercial
10. Day care homes, group (7-12 persons)
11. Educational institution, non-profit
12. Kennels, private (3-6 dogs)
13. Medical care facilities, neighborhood
14. Parks, private
15. Parks, public
16. Public buildings
17. Public utility buildings and uses without outdoor storage
18. Recreation: golf courses, country clubs, par three golf courses
19. Religious institutions (3 acre minimum)
20. Residential, duplex
21. Senior housing

(Amended: Ord. No. 684, 7-23-07; Ord. No. 739, 9-19-11; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.09 R-4 Single Family Residential

The R-4 Single Family Residential zoning district is intended to encourage a suitable environment for families typically with children. Uses are limited to one (1) family dwellings, along with certain

other uses, such as schools, parks and playgrounds, which provide a desirable neighborhood land use pattern. In keeping with this intent, development is restricted to a moderately high density single family residential development with few traffic generators. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, single family detached
2. Adult foster care family homes
3. Adult foster care small group homes (1-6 persons)
4. Day care, adult (1-6 persons)
5. Day care homes, family (1-6 persons)
6. Foster family group homes
7. Foster family homes

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. Other accessory buildings customarily incidental to the above permitted principal uses
4. Other accessory uses customarily incidental to the above permitted principal uses

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards

1. Accessory buildings on a separate lot
2. Adult foster care large group homes (13-20 persons)
3. Adult foster care small group homes (7-12 persons)
4. Bed and breakfast establishments
5. Communication antennae
6. Communication towers

7. Day care, adult (7-12 persons)
8. Day care centers, commercial
9. Day care homes, group (7-12 persons)
10. Educational institution, non-profit
11. Kennels, private (3-6 dogs)
12. Medical care facilities, neighborhood
13. Parks, private
14. Parks, public
15. Public access launch sites
16. Public buildings
17. Public utility buildings and uses without outdoor storage
18. Religious institutions (3 acre minimum)
19. Residential, duplex
20. Senior housing

(Amended: Ord. No. 725, 7-6-10; Ord. No. 739, 9-19-11; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.10 R-5 Single Family Residential

The R-5 Single Family Residential zoning district is intended to encourage a suitable environment for families typically with children. Uses are limited to one family dwellings, along with certain other uses, such as schools, parks and playgrounds, which provide a desirable neighborhood

land use pattern. In keeping with this intent, development is restricted to a high density single family residential development with few traffic generators. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, single family detached
2. Adult foster care family homes
3. Adult foster care small group homes (1-6 persons)
4. Day care, adult (1-6 persons)
5. Day care homes, family (1-6 persons)
6. Foster family group homes
7. Foster family homes

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. Other accessory buildings customarily incidental to the above permitted principal uses

4. Other accessory uses customarily incidental to the above permitted principal uses

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Accessory buildings on a separate lot
2. Adult foster care large group homes (13-20 persons)
3. Adult foster care small group homes (7-12 persons)
4. Bed and breakfast establishments
5. Communication antennae
6. Communication towers

7. Day care, adult (7-12 persons)
8. Day care centers, commercial
9. Day care homes, group (7-12 persons)
10. Educational institution, non-profit
11. Medical care facilities, neighborhood
12. Parks, private
13. Parks, public
14. Public buildings
15. Public access launch sites
16. Public utility buildings and uses without outdoor storage
17. Religious institutions (3 acre minimum)
18. Residential, duplex
19. Senior housing

(Amended: Ord. No. 725, 7-6-10; Ord. No. 739, 9-19-11; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.11 R-6, Single Family Residential - Attached

The R-6, Single Family Residential - Attached zoning district is intended to permit and relate the type, design and layout of attached and detached single family residential development to the particular site in a manner consistent with the preservation of the property values in established residential areas. It is specifically intended to increase the density of residences permitted over that of the single family detached residential zoning districts while maintaining the character of a single family residential area. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, single family attached
2. Residential, duplex
3. Residential, townhouses, patio or row houses
4. Residential, single family detached
5. Adult foster care family homes
6. Adult foster care small group homes (1-6 persons)
7. Day care, adult (1-6 persons)
8. Day care homes, family (1-6 persons)
9. Foster family group homes
10. Foster family homes

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. Other accessory buildings customarily incidental to the above permitted principal uses
4. Other accessory uses customarily incidental to the above permitted principal uses

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this

Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Accessory buildings on a separate lot
2. Adult foster care large group homes (13-20 persons)
3. Adult foster care small group homes (7-12 persons)
4. Assisted living facility
5. Communication antennae
6. Communication towers
7. Day care, adult (7-12 persons)
8. Day care centers, commercial
9. Day care homes, group (7-12 persons)
10. Educational institution, non-profit
11. Parks, private
12. Parks, public
13. Public buildings
14. Public utility buildings and uses without outdoor storage
15. Religious institutions (3 acre minimum)
16. Senior housing

(Amended: Ord. No. 739, 9-19-11; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.12 R-M, Multiple Family Residential

The R-M, Multiple Family Residential zoning district is designed to permit a more intensive residential use of land with various types of attached single-family houses, townhouses, and garden apartments. These areas would be located near major thoroughfares for good accessibility and between single family residential areas and other non-residential uses. Various sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, apartments
2. Residential, townhouses, patio or row houses
3. Residential, single family attached
4. Residential, duplex
5. Residential, single family detached
6. Adult foster care family homes
7. Adult foster care small group homes (1-6 persons)
8. Assisted living facilities
9. Day care, adult (1-6 persons)
10. Day care homes, family (1-6 persons)
11. Foster family group homes
12. Foster family homes
13. Senior housing

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. On-site wind energy system
4. Other accessory buildings customarily incidental to the above permitted principal uses
5. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Accessory buildings on a separate lot
2. Adult foster care small group homes (7-12 persons)
3. Adult foster care large group homes (13-20 persons)
4. Boarding houses
5. Communication antennae
6. Communication towers
7. Day care, adult (7-12 persons)
8. Day care centers, commercial
9. Day care homes, group (7-12 persons)
10. Educational institution, non-profit
11. Long term care facilities
12. Medical care establishments, small
13. Parks, private
14. Parks, public
15. Public buildings
16. Public utility buildings and uses without outdoor storage
17. Religious institutions (3 acre minimum)
18. Retirement communities, mixed use

(Amended: Ord. No. 739, 9-19-11; Ord. No. 804, 11-19-18)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.13 R-MH, Mobile Home Residential

The R-MH, Mobile Home Residential zoning district is to encourage a suitable environment for persons and families that by preference choose to live in a mobile home rather than a conventional single family structure. In keeping with the occupancy characteristics of contemporary mobile homes, the schedule of regulations establishes moderately low density standards and permitted uses that reflect the need of residents in the zoning districts. Development is limited to mobile homes when located in a subdivision designed for that purpose or a mobile home park and recreation facilities, churches, schools and necessary public utility buildings. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Residential, mobile home parks and subdivisions
2. Adult foster care family homes
3. Adult foster care small group homes (1-6 persons)
4. Day care, adult (1-6 persons)
5. Day care homes, family (1-6 persons)
6. Foster family group homes
7. Foster family homes

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Home occupations as permitted by the Township Home Occupation Ordinance
2. Household pets, keeping of
3. On-site wind energy system
4. Other accessory buildings customarily incidental to the above permitted principal uses
5. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this

Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Adult foster care small group homes (7-12 persons)
2. Adult foster care large group homes (13-20 persons)
3. Communication antennae
4. Communication towers
5. Day care, adult (7-12 persons)
6. Day care homes, group (7-12 persons)
7. Educational institution, non-profit
8. Parks, private
9. Parks, public
10. Public buildings
11. Public utility buildings and uses without outdoor storage
12. Recreation: golf courses, country clubs, par three golf courses
13. Religious institutions (3 acre minimum)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Temporary buildings
2. Temporary outdoor uses

E. Prohibited uses

Use of any agriculturally or residentially zoned waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited.

F. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

G. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.14 OS, Office Service

The OS, Office Service zoning district is designed to provide suitable locations for certain uses, primarily of office or personal service character, which require easy access from major traffic routes and to permit reasonable latitude of use for certain locations on heavily traveled streets on the fringe of, or outside, residential neighborhoods as wells as to provide a transition between residential and less restrictive commercial and/or industrial zoning districts. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Animal shelter
2. Business service establishments
3. Day care, adult (1-6 persons)
4. Day care, adult (7-12 persons)
5. Day care centers, commercial
6. Funeral homes or mortuaries (1 acre minimum)
7. Libraries
8. Medical care facilities, neighborhood
9. Medical care establishments, small
10. Office establishments, small
11. Radio and television stations
12. Residential, apartments (in the upper floors of commercial buildings)

(Amended: Ord. No. 684, 7-23-07; Ord. No. 711, 6-1-09)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Household pets, keeping of
2. Other accessory buildings customarily incidental to the above permitted principal uses
3. Other accessory uses customarily incidental to the above permitted principal uses

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this

Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Art education center
2. Drive-in and drive-thru establishments
3. Educational institution, non-profit
4. Halls
5. Long term care facilities
6. Medical care establishments, large (10 acre minimum)
7. Museums
8. Office establishments, large
9. Outdoor speakers
10. Photography studios
11. Public buildings
12. Public utility buildings and uses without outdoor storage
13. Religious institutions (3 acre minimum)
14. Veterinary clinics

(Amended: Ord. No. 711, 6-1-09; Ord. No. 739, 9-19-11; Ord. No. 747, 5-7-12)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.15 C-1, Local Business

The C-1, Local Business zoning district is intended to permit retail business and service uses which are needed to serve the nearby residential area. The intent of this zoning district is to encourage the concentration of local business areas in a compatible way at locations mutually advantageous to both customers and merchants. This is done by promoting the clustering of commercial uses at certain strategic locations and avoiding linear commercial development along major streets. The primary entrance to such commercial areas shall be from a major street. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Bakeries, retail
2. Business service establishments
3. Day care, adult (1-6 persons)
4. Day care, adult (7-12 persons)
5. Day care, adult (13 or more persons)
6. Day care centers, commercial
7. Funeral homes or mortuaries (1 acre minimum)
8. Halls
9. Libraries
10. Medical care facilities, neighborhood
11. Medical care establishments, small
12. Office establishments, small
13. Personal service establishments
14. Photography studios
15. Radio and television stations
16. Recreation: private or public recreation clubs (80 acre minimum)
17. Residential, apartments (in the upper floors of commercial buildings)
18. Retail establishments, convenience
19. Retail establishments, neighborhood

(Amended: Ord. No. 763, 3-31-14)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Household pets, keeping of

2. On-site wind energy system
3. Other accessory buildings customarily incidental to the above permitted principal uses
4. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Adult Foster Care Small Group Home
2. Adult Foster Care Large Group Home
3. Art education center
4. Drive-in and drive-thru establishments
5. Dry cleaning facility
6. Educational institution, non-profit
7. Halls
8. Outdoor speakers
9. Public buildings
10. Public utility buildings and uses without outdoor storage
11. Religious institutions (3 acre minimum)
12. Restaurants, conventional
13. Veterinary clinics

(Amended: Ord. No. 703, 12-8-08; Ord. No. 711, 6-1-09; Ord. No. 739, 9-19-11; Ord. No. 747, 5-7-12)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.16 C-2, General Business

The C-2, General Business zoning district is intended to permit a wider range of business and entertainment activities than permitted in the local business zoning district. The permitted uses would serve not only nearby residential areas, but also people further away for types of businesses and services usually found in major shopping centers and central business zoning districts at the juncture of principal streets. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading and would require more planning to integrate such zoning districts with adjacent residential areas. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Ambulance stations, private
2. Animal shelter
3. Bakeries, retail
4. Bars, cocktail lounges, taverns and nightclubs
5. Business service establishments
6. Clubs
7. Day care, adult (1-6 persons)
8. Day care, adult (7-12 persons)
9. Day care, adult (13 or more persons)
10. Day care centers, commercial
11. Farmers market, permanent (10,000 square feet minimum)
12. Farmers market, temporary (10,000 square feet minimum)
13. Funeral homes or mortuaries (1 acre minimum)
14. Greenhouse, retail
15. Halls
16. Hotels and motels
17. Libraries
18. Marine sales and services
19. Medical care facilities, neighborhood
20. Medical care establishments, small
21. Office establishments, large
22. Office establishments, small
23. Personal service establishments
24. Photography studios
25. Radio and television stations

26. Recreation: indoor commercial recreation
27. Recreation: private or public recreation clubs (80 acre minimum)
28. Rental business establishments, indoor
29. Residential, apartments (in the upper floors of commercial buildings)
30. Restaurants, conventional
31. Retail establishments, convenience
32. Retail establishments, large
33. Retail establishments, neighborhood
34. Service or repair establishments
35. Storage facilities (excluding outside storage) (4 acre minimum)
36. Theaters, indoor
37. Vehicle modification establishment

(Amended: Ord. No. 684, 7-23-07; Ord. No. 708, 5-4-09; Ord. No. 711, 6-1-09)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. Household pets, keeping of
2. On-site wind energy system
3. Other accessory buildings customarily incidental to the above permitted principal uses
4. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Adult Foster Care Small Group Home
2. Adult Foster Care Large Group Home
3. Art Education Center
4. Campgrounds, permanent (40 acre minimum)
5. Contractor’s establishment
6. Doggie Day Care
7. Drive-in and drive-thru establishments
8. Dry cleaning facility
9. Educational institutions, non-profit
10. Educational institutions, for-profit
11. Landscape contractor

12. Long term care facilities
13. Medical care establishments, large (10 acre minimum)
14. Museums
15. Outdoor speakers
16. Public buildings
17. Public utility buildings and uses without outdoor storage
18. Recreation: golf driving ranges, miniature golf courses
19. Religious institutions (3 acre minimum)
20. Rental and sales of automobiles and recreational vehicles, outdoor
21. Rental and sales of mobile homes and commercial equipment, outdoor
22. Restaurants, drive-in and drive-thru
23. Restaurants, open front
24. Restaurants with live entertainment and/or outdoor seating (no adult entertainment or dancing)
25. Restaurants with outdoor seating
26. Retail sales or rental establishments with outdoor display
27. Sales & storage, low intensity
28. Stadiums and arenas including baseball, football or other large facility with public seating
29. Storage facilities (with outdoor storage) (4 acre minimum)
30. Towing service (without outdoor storage)
31. Veterinary clinics
32. Veterinary hospitals (5 acre minimum)
33. Woodworking

(Amended: Ord. No. 684, 7-23-07; Ord. No. 703, 12-8-08; Ord. No. 733, 4-4-11; Ord. No. 739, 9-19-11; Ord. No. 746, 5-7-12; Ord. No. 747, 5-7-12; Ord. No. 767, 7-21-14)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.17 C-3, Highway Service

The C-3 Highway Service zoning district is intended to permit more extensive business and entertainment activities than are permitted in the Local and General Business zoning districts. The permitted uses would need more off-street parking and loading and planning to integrate such zoning districts with adjacent residential areas. Businesses may be located along major streets, highways, and at freeway interchanges. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Ambulance stations, private
2. Animal shelter
3. Bakeries, retail
4. Bars, cocktail lounges, taverns and nightclubs
5. Billboard signs
6. Bus passenger stations
7. Business service establishments
8. Clubs
9. Day care, adult (1-6 persons)
10. Day care, adult (7-12 persons)
11. Day care, adult (13 or more persons)
12. Day care centers, commercial
13. Farmers market, permanent (10,000 square feet minimum)
14. Farmers market, temporary (10,000 square feet minimum)
15. Funeral homes or mortuaries (1 acre minimum)
16. Halls
17. Hotels and motels
18. Landscape contractor
19. Manufacturing establishments, low intensity
20. Marine sales and service
21. Medical care facilities, neighborhood
22. Medical care establishments, small
23. Office establishments, large
24. Office establishments, small
25. Personal service establishments
26. Photography studios
27. Public utility buildings and uses without outdoor storage

28. Radio and television stations
29. Recreation: commercial outdoor recreation establishments (excluding golf related uses)
30. Recreation: indoor commercial recreation
31. Rental and sales of automobiles and recreational vehicles, outdoor
32. Rental and sales of mobile homes and commercial equipment, outdoor
33. Rental business establishments, indoor
34. Restaurants, conventional
35. Restaurant, drive-in or drive-thru
36. Restaurants, open front
37. Retail establishments, convenience
38. Retail establishments, large
39. Retail establishments, neighborhood
40. Retail sales or rental establishments with outdoor display
41. Service or repair establishments
42. Storage facilities (excluding outdoor storage) (4 acre minimum)
43. Theaters, indoor
44. Towing service (without outdoor storage)
45. Vehicle modification establishment
46. Veterinary clinics
47. Veterinary hospitals (5 acre minimum)
48. Wholesale and warehousing

(Amended: Ord. No. 684, 7-23-07; Ord. No. 708, 5-4-09; Ord. No. 739, 9-19-11; Ord. No. 767, 7-21-14; Ord. No. 774, 12-15-14)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. On-site wind energy system
2. Other accessory buildings customarily incidental to the above permitted principal uses
3. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Adult uses

2. Art education center
3. Automobile repair facilities
4. Automobile service stations (15,000 square feet minimum)
5. Automobile wash establishments
6. Campgrounds, permanent (40 acre minimum)
7. Contractor's establishment
8. Doggie Day Care
9. Drive-in and drive-thru establishments
10. Dry cleaning facility
11. Educational institutions, for-profit
12. Educational institutions, non-profit
13. Kennels, commercial (7 or more dogs)
14. Light fabrication
15. Museums
16. Outdoor speakers
17. Public buildings
18. Public utility buildings and uses with outdoor storage
19. Recreation: golf driving ranges, miniature golf courses
20. Religious institutions (3 acre minimum)
21. Restaurants with live entertainment and/or outdoor seating (no adult entertainment or dancing)
22. Restaurants with outdoor seating
23. Sales & storage, low intensity
24. Stadiums and arenas including baseball, football or other large facility with public seating
25. Storage facilities (with outdoor storage) (4 acre minimum)
26. Theaters, outdoor
27. Towing service (with outdoor storage)
28. Woodworking

(Amended: Ord. No. 650, 9-19-05; Ord. No. 684, 7-23-07; Ord. No. 733, 4-4-11; Ord. No. 739, 9-19-11; Ord. No. 746, 5-7-12; Ord. No. 747, 5-7-12)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.18 M-1 Low Intensity Industrial

The M-1 Low Intensity Industrial zoning district is intended to provide locations for industrial operations which have very low levels of off site impact and that can serve as a transition between more intensive industrial uses and commercial and residential uses. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Animal shelter
2. Fabrication*
3. Industrial service establishments, low intensity
4. Laboratories
5. Landscape contractor
6. Light Fabrication
7. Manufacturing establishments, low intensity
8. Marine sales and service
9. Public utility buildings and uses without outdoor storage
10. Research and development establishments
11. Sales & storage, low intensity
12. Towing service (without outdoor storage)
13. Wholesale and warehousing

*Any use, which in the opinion of the zoning administrator has a significant potential of violating the performance standards in Section 4.20 shall be referred to the Planning Commission for zoning approval, following the procedures in Article 8; regardless of whether or not site plan approval is required.

(Amended: Ord. No. 684, 7-23-07; Ord. No. 739, 9-19-11; Ord. No. 750, 9-4-12; Ord. No. 765, 6-2-14; Ord. No. 774, 12-15-14)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. On-site wind energy system
2. Other accessory buildings customarily incidental to the above permitted principal uses
3. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Contractor establishment without outdoor storage.
2. Educational institutions, non-profit
3. Light fabrication
4. Outdoor speakers
5. Public utility buildings and uses with outdoor storage
6. Towing service (with outdoor storage)

(Amended: Ord. No. 650, 9-19-05; Ord. No. 684, 7-23-07; Ord. No. 739, 9-19-11; Ord. No. 747, 5-7-12)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.10 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.19 M-2, Light Industrial

The M-2 Light Industrial zoning district is intended to encourage and facilitate the development of industrial enterprises in a setting conducive to public health; economic stability and growth, protection from blight, deterioration, and non-industrial encroachment; and efficient traffic movement including employee and truck traffic. The area, height, bulk, and placement regulations, as well as use regulations, reflect the intent of this zoning district. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

1. Ambulance stations, private
2. Animal shelter
3. Automotive repair facilities
4. Automobile wash establishments
5. Bakeries, non-retail
6. Fabrication
7. Industrial service establishments, light
8. Industrial service establishments, low intensity
9. Hotels and motels
10. Landscape contractor
11. Light fabrication
12. Manufacturing establishments, light
13. Manufacturing establishments, low intensity
14. Marine sales and service
15. Office establishments, large
16. Public utility buildings and uses without outdoor storage
17. Truck terminal
18. Sales & storage, low intensity
19. Towing service (with or without outdoor storage)
20. Wholesale and warehousing

(Amended: Ord. No. 650, 9-19-05; Ord. No. 684, 7-23-07; Ord. No 739, 9-19-11; Ord. No. 750, 9-4-12; Ord. No. 765, 6-2-14))

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. On-site wind energy system
2. Other accessory buildings customarily incidental to the above permitted principal uses
3. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

1. Airports, commercial
2. Contractors establishments without outdoor storage
3. Contractors establishment with outdoor storage
4. Crematories
5. Doggie Day Care
6. Educational institution, non-profit
7. Fuel distribution facilities (5 acre minimum)
8. Kennels, commercial (7 or more dogs)
9. Outdoor speakers
10. Public utility buildings and uses with outdoor storage
11. Rental and sales of automobiles and recreational vehicles, outdoor
12. Utility grid energy system

(Amended: Ord. No. 717, 12-21-09; Ord. No. 733, 4-4-11; Ord. No. 739, 9-19-11; Ord. No. 747, 5-7-12; Ord. No. 767, 7-21-14)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.20 M-3 General Industrial

The M-3 General Industrial zoning district is intended to permit certain industrial uses to locate in appropriate areas of the Township. These uses are primarily of a manufacturing, assembling, and that fabricating character, and include large scale or specialized industrial operations that require good access by road and/or railroad, and that require special sites or public and utility services. Reasonable regulations apply to uses in this zoning district, so as to permit the location of industries which will not cause adverse effects on residential and commercial areas in the Township. Uses which are incompatible with the permitted industrial uses are prohibited. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

1. Ambulance stations, private
2. Animal shelter
3. Automotive repair facilities
4. Automobile wash establishments
5. Bakeries, non-retail
6. Crematories
7. Fabrication
8. Industrial service establishments, heavy
9. Industrial service establishments, light
10. Industrial service establishments, low intensity
11. Landscape contractor
12. Light Fabrication
13. Manufacturing establishments, heavy
14. Manufacturing establishments, light
15. Manufacturing establishments, low intensity
16. Public utility buildings and uses with outdoor storage
17. Public utility buildings and uses without outdoor storage
18. Railroad switching, storage, siding and freight yards
19. Towing service (with or without outdoor storage)
20. Truck terminal
21. Wholesale and warehousing

(Amended: Ord. No. 684, 7-23-07; Ord. No. 739, 9-19-11; Ord. No. 750, 9-4-12)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. On-site wind energy system
2. Other accessory buildings customarily incidental to the above permitted principal

uses

3. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

1. Airports, commercial
2. Automobile wrecking yards and junk yards (10 acre minimum)
3. Contractor's establishment without outdoor storage
4. Contractor's establishment with outdoor storage
5. Educational institution, non-profit
6. Fuel distribution facilities (5 acre minimum)
7. Manufacturing, storage and/or distribution facilities (dangerous chemicals)
8. Outdoor speakers
9. Utility grid energy system

(Amended: Ord. No. 717, 12-21-09; Ord. No. 747, 5-7-12)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

SECTION 3.21 Planned Unit Development (PUD)

The Planned Unit Development zoning district is designed to provide a framework within which a developer, upon his initiation, can relate the type, design and layout of residential and/or commercial uses to a particular site and particular demand for housing and/or other local commercial facilities in a manner consistent with the preservation of property values within established residential areas. The section also provides an added degree of flexibility in the building design and land use arrangement so that a mixture of housing units and provision of common open space can be provided. The zoning district is intended to accommodate developments with mixed or varied uses, on sites with unusual topography or unique settings within the community, or on land which exhibits difficulty or costly development problems or sites that contain natural features such as wetlands, farmland or woodlots that are important for the Township to retain in order to protect it's character and shall not be allowed where this zoning classification is sought primarily to avoid the imposition of standards and requirements of other zoning classifications rather than to achieve the stated purposes herein set forth. The Township Board does hereby determine that the following regulations are the minimum requirements for the promotion and protection of the public health, safety and welfare. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

All permitted principal uses by right or by special use permit as identified in the Table of Uses (Table 3–3) shall be permitted in the PUD district. In addition, the following uses shall be permitted only in the PUD district.

1. Residential, aviation development
2. Residential, equestrian development (5 acre minimum for first horse and 1 acre for each horse over one)

In PUD's approved solely for agricultural or residential uses, the use of waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited, with the exception of the redevelopment of commercial properties existing as of the effective date of the amendment to this section (11-10-03). The Township Board may allow the use of the water body by adjacent residential nonriparians as part of such PUD redevelopment, provided that the result of the redevelopment decreases the total number of boat slips permitted by the Department of Environmental Quality, as of the effective date of the amendment to this section (11-10-03), by at least 50%, and all launch sites are removed. In approving the PUD, the Township Board may permit retention of more than 50% of the existing slips, not to exceed 5, provided they determine the proposed improvements will result in a proper and safe use of water resources in the Township and will maintain the physical, ecological, cultural and aesthetic characteristics of the lake, preserve and protect the quality and safety of the lake and shoreline and rights of riparian owners and users as well as the Township as a whole, and promote the public health,

safety and welfare of all persons making use of the lake and properties adjacent to the lake.

B. Standards for approval

Based upon the following standards, the Planning Commission may recommend denial, approval, or approval with conditions, and the Township Board may deny, approve, or approve with conditions the proposed planned unit development.

1. Off-street parking shall be sufficient to meet the minimum required by the ordinances of the Township. However, if it is deemed necessary in order to achieve the purposes of this section, the Planning Commission may relax parking requirements during site plan review.
2. All streets within the planned unit development shall meet the minimum requirements of the Township Subdivision Control Ordinance, unless modified by the Planning Commission.
3. Landscaping shall be provided so as to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. However, if it is deemed necessary in order to achieve the purposes of this Ordinance, the Planning Commission may relax landscaping requirements as part of site plan review.
4. Judicious effort shall be used to ensure the preservation of the integrity of the land and the preservation of natural, historical, and architectural features.
5. Surface water shall be retained on the site unless the applicant can demonstrate that to do so would be harmful to the environment, or is not practical. In any case, storm water shall not flow off the site at a rate greater than the rate of flow prior to development and storm water shall not be directly discharged into a lake.
6. The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Township Building Inspector and/or Township Engineer.
7. The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses of the development in the zoning district in which it is permitted. However, if it is deemed necessary in order to achieve the purposes of the section, the Township Board may permit increased density in return for increased open space**.** Non-contiguous property may not be used in calculating open space and under no circumstance shall the open space be located on non-contiguous property.

C. Traffic and accessory conditions

The following regulations concerning traffic and accessory conditions shall be followed:

1. Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation within and to the zoning district shall be provided.
2. Drives and streets shall not be laid out to encourage outside traffic to traverse the development nor to create unnecessary fragmentation of the development into small blocks.
3. No material impediment to the visibility of automotive traffic, cyclists or pedestrians shall be created or maintained.

D. Approval procedure

1. The PUD zoning approval shall follow procedural requirements of Section 14 of this ordinance for amending the zoning ordinance. The Planning Commission shall hold a public hearing. The Planning Commission shall review the conceptual PUD development plan as described in subsection 3.21E to determine its suitability for inclusion in the land use and zoning plans of the Township and adoption by Township Board as part of the ordinance.
2. The Planning Commission shall then submit the proposed amendatory ordinance to the Township Board together with their recommendation and a summary of comments received at the public hearing.
3. The Township Board, prior to the first reading of the amendatory ordinance, shall hold a public hearing meeting the notice requirements for a special use permit outlined in Article 9 of this Ordinance. Following that public hearing, it may amend or place additional conditions on the zoning ordinance amendment. The adoption of the ordinance or denial of the rezoning request will take place at the second reading conducted by the Township Board.
4. PUD site plan approval procedure may commence only after the acceptance by the Township Board of the conceptual PUD development plan and the rezoning of the property as required.
5. PUD site plan approval process shall follow the procedures for site plan approval outline in Article 8.

E. Conceptual PUD development plan requirements

1. The applicant for preliminary phase approval of a PUD conceptual plan shall submit sufficient copies of the following technical or graphic materials together with such fees as may be required.
2. The PUD conceptual plan shall indicate the entire contiguous holding of the petitioner or owner who wishes to develop the entire parcel or any part thereof, and shall include the area and use of land adjacent to the parcel to be developed. The plan shall exhibit any unusual problems of topography, utility service, land usage or land ownership. The plan shall also exhibit all existing and proposed structures, existing and proposed streets, open spaces and other features as required by ordinance or regulation.

3. The conceptual plan shall show all proposed uses and allotted spaces, gross site area, street and vehicular access areas, number of each variety of habitable space, total number of dwelling units and total open space. The plan shall:
   a. Define the location of the areas to be devoted to particular uses.
   b. State the acreage to be devoted to the particular uses.
   c. Set forth the proposed density of the dwelling units by use type and of the entire project.
   d. Show the location of parks, open recreation areas, other open space and all public and community uses.
   e. The applicant shall present material as to the development's objectives and purposes to be served; conformity to plans and policies of the Township; market needs; impact on public schools, utilities, and circulation facilities; impact on natural resources; and a staging plan showing the general time schedule of the expected completion dates of the various elements of the plan.
   f. Any additional graphics or written materials reasonably requested by Planning Commission or Township Board to assist the Township in visualizing and understanding the proposal shall be submitted.
   g. Upon submission of all required materials and fees, the Planning Commission shall follow the procedures for review of a zoning amendment as outlined in subsection 3.21D.

(Amended: Ord. No. 669; 7-24-06)

F. Site plan approval

Following approval of the conceptual plan by the Township Board, the applicant may submit site plans for phases of the approved conceptual PUD development plan. The site plans shall conform with the approved conceptual plan. The site plans shall be reviewed and approved by the Planning Commission following the procedures outlined in Article 8.

G. Deviations from approved PUD site plan

Deviations from the approved plan may occur only under the following circumstances:

Minor changes to a previously approved PUD site plan may be approved without the necessity of Planning Commission or Township Board action if the Zoning Administrator certifies in writing that the proposed revision does not alter the basic design nor any specified conditions of the plan as agreed upon by the Planning Commission and the Township Board. Any other change will require approval following the procedures outlined above for the original approval. Appeal of the Zoning Administrators decision regarding the need for formal review by the Planning Commission and Township Board is appealable to the Zoning Board of Appeals

Any deviation from the approved PUD site plan, except as authorized shall be considered a violation of this section and shall be a misdemeanor punished as prescribed herein. Further, any such deviation shall result in the PUD zoning district reverting to its previous zoning.

H. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

Sections 22-25 reserved

Section 3.26 Table of zoning district regulations

TABLE 3-1
Zoning District Regulations

Designation	Zoning District Description	Minimum Lot Size/ Dwelling Unit (Area in Square Ft.)	Maximum Density in Subdivisions and Condominium Projects (Dwelling Units/Acre) (m)	Minimum Lot Width (Feet) (n)	Maximum Building Height (Feet)	Maximum Coverage of Lots by All Buildings (% of lot area)	Minimum Yard Setbacks (o)				Minimum Floor Area/ Dwelling Unit (Square Ft.)
							Front (a,b)	Side		Rear (k)	
								Least 1	Total 2		
AG	Agricultural	2 acres	0.5 (h,l)	200	29	30	50	25	50	50	1,250(j)
R-1	Single Family Residential – Rural	2 acres	0.5 (h,l)	165	29	30	50	25	50	50	1,250(j)
R-2	Single Family Residential - Low Density	2 acres	0.5 (h,l)	150	29	30	50	25	50	50	1,250(j)
R-3	Single Family Residential - Medium Density	20,000* (h) 1 acre**	1.00 (h,i)	100 (g)	29	30	30	10	20	35	1,250(j)
R-4	Single Family Residential	15,000* (h) 1 acre **	1.25 (h,i)	80 (g)	29	30	30	10	20	35	1,100(j)
R-5	Single Family Residential	12,000* (h) 1 acre **	--	65	29	30	25	5	15	35	1,100(j)
R-6	Single Family Residential – Attached	- -	4.00(h)	--	29	30	25	10 (c)	20 (c)	35	850(j)
R-MH	Single Family Residential - Mobile Home	Development shall comply with the requirements of the Michigan Mobile Home Commission									
R-M	Multiple Family Residential	--	6.00 (h)	--	29	30	25	10 (c)	20 (c)	25	(d)
OS	Office Service	--	--	66	29	--	25	(e)	(e)	20	--
C-1	Local Business	--	--	66	40	--	25 (f)	(e)	(e)	20	--
C-2	General Business	--	--	66	40	--	25 (f)	(e)	(e)	20	--
C-3	Highway Service	--	--	66	40	--	25 (f)	(e)	(e)	20	--
M-1	Low Intensity Industrial	--	--	66	40	--	25 (f)	20	40	20	--
M-2	Light Industrial	--	--	66	40	--	25 (f)	20	40	20	--
M-3	General Industrial	--	–	66	40	--	25 (f)	20	40	20	--
PUD	Planned Unit Development		(h,i)	To be determined based on the approved conceptual plan							

*** lots with sewer**
**** lots without sewer**
(Amended: Ord. No. 636, 4-4-05; Ord. No. 645, 7-5-05)

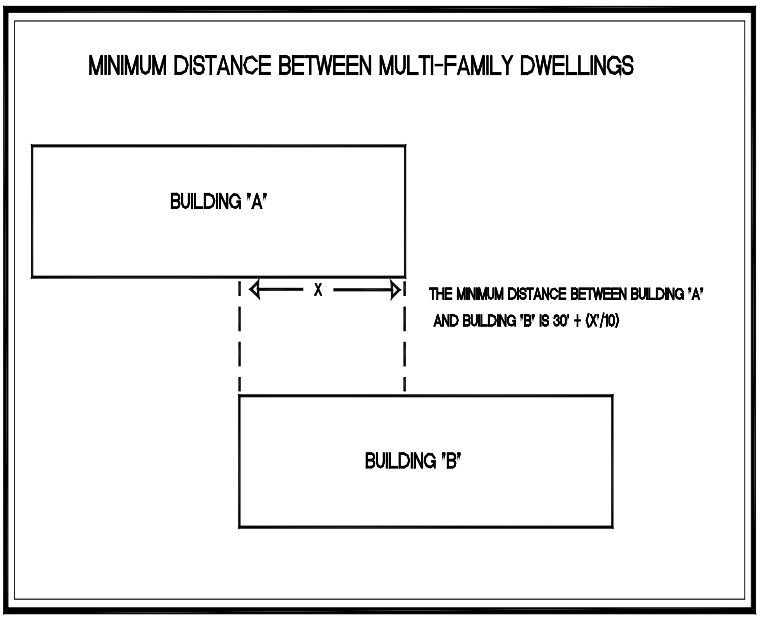
Section 3.27 Footnotes

a. In all residential zoning districts, the required front yard setback shall not be used for off-street parking and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or vehicle access drives. All yards abutting upon a public or private street shall be considered as front yards for setback.

b. In all residential zoning districts, the front yard setback shall apply to both lot lines of a corner lot which abut upon a public or private street.

c. Where two (2) or more multiple, row or terrace dwelling structures are erected on the same lot or parcel, a minimum distance between any two (2) structures shall be thirty (30) feet plus one (1) foot for each ten (10) feet, or part thereof, by which the total length of that portion of the two structures lies opposite each other. (See Figure 3-1)

Figure 3- 1



d. The minimum required floor space per dwelling unit in each multiple dwelling structure shall be:

Efficiency apartment	350 square feet
One bedroom apartment	600 square feet
Two bedroom apartment	800 square feet
Three bedroom apartment	1,000 square feet

Plus an additional eighty (80) square feet for each bedroom in excess of three (3) bedrooms in any unit.

e. In any business zoning district, side yards are not required except as provided below. A side setback of eighty (80) feet shall be required for all buildings and parking and loading areas in any business zoning district where such business zoning district is located adjacent to and adjoining a residential zoning district or where the business zoning district borders a side street. The Planning Commission may reduce the setback to not less than fifty (50) feet at site plan approval. Where a business zoning district is adjacent to and adjoining an industrial zoning district, the side lot setback requirements shall be determined by the Planning Commission at the time of Site Plan approval. The required setback area shall be open and unoccupied from the ground upward except for landscaping and vehicle access drives.

f. Loading space and parking spaces shall not be located in a required front yard.

g. Required road frontage may be reduced to sixty five (65) feet in cases of lots fronting on cul-de-sacs and curvilinear streets, provided that the lot meets the required lot width at the required front yard setback line.

h. For purposes of determining whether a residential development complies with the maximum density requirement and/or whether a parcel meets the minimum requirement for area, (square footage); only usable land area shall be considered. Road rights of way,

wetlands, floodplains or submerged land such as a lake, pond or stream shall be excluded from the land area calculation.

i. To encourage the preservation of unique natural features and the Township's rural character, a single family condominium development or a single family platted subdivision in an R-3, R-4 or PUD zoning district is eligible to utilize a clustering option to receive a density bonus. The clustering option must include the dedication of a certain percentage of the land as undeveloped open space. The density bonus increase will be equal to the percentage of land dedicated as undeveloped open space (see table 3-2 below). Unbuildable or undevelopable land such as wetlands, floodplains or submerged land such as a lake, pond or river shall not be included when calculating permitted density. Such unbuildable or undevelopable land cannot be counted as dedicated undeveloped open space for purposes of determining the allowable density bonus.

TABLE 3-2
Undeveloped Space

	Dedicated Undeveloped Open Space															
	less than 20%	20%	21%	22%	23%	24%	25%	26%	27%	28%	29%	30%	31%	32%	33%	34%
R-3 Units per Acre	1.00	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34
R-4 Units per Acre	1.25	1.50	1.51	1.53	1.54	1.55	1.56	1.58	1.59	1.60	1.61	1.63	1.64	1.65	1.66	1.68

	Dedicated Undeveloped Open Space															
	35%	36%	37%	38%	39%	40%	41%	42%	43%	44%	45%	46%	47%	48%	49%	50%
R-3 Units per Acre	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.47	1.48	1.49	1.50
R-4 Units per Acre	1.69	1.70	1.71	1.73	1.74	1.75	1.76	1.78	1.79	1.80	1.81	1.83	1.84	1.85	1.86	1.88

	Minimum Parcel Size* (square feet)		Minimum Parcel Width (Feet)	
	Under 20% Open Space	20% or more Open Space	Under 20% Open Space	20% or more Open Space
R-3	20,000	12,000	100	75
R-4	15,000	12,000	80	70

**Properties developed utilizing the above minimum parcel size must be serviced by sanitary sewer.*

Compliance with the Michigan Land Division Act and/or Condominium Act is required in order to develop lots/units less than 12,000 square feet in area.

j. The minimum ground level floor area for 1 1/2 story, 2 story and split level homes shall be 800 square feet.

k. See limitation on structures in rear yards of lots or parcels on lakes in Section 4.28.

l. Property may be developed using the open space option, provided that the minimum lot size is 1 acre and the minimum lot width complies with the requirements shown in Table 3-1.

m. The maximum density allowed under these provisions shall only be granted if all other provisions of this Ordinance are met.

n. Lot Width is defined as the horizontal distance between the side lot lines, measured at the required front yard setback or the actual front yard setback, whichever is less (see figure 2-8). However, no lot shall have less than 65 feet of frontage on a public or approved private road.

o. All structures shall also be a minimum of 25’ from the edge of a wetland as defined by Act 59 of the Public Acts of 1995, Part 303 of the NREPA.

(Amended: Ord. No. 636, 4-4-05; Ord. No. 645, 7-5-05; Ord. No. 685, 7-23-07))

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Accessory buildings and uses customarily incidental to the permitted principal uses in the associated district(s).	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	P
Accessory buildings on a separate lot	S	S	S	S	S	S	S	S									
Adult foster care family homes	P	P	P	P	P	P	P	P	P								P
Adult foster care large group homes (13-20 persons)	S	S	S	S	S	S	S	S	S								P
Adult foster care small group homes (1-6 persons)	P	P	P	P	P	P	P	P	P								P
Adult foster care small group homes (7-12 persons)	S	S	S	S	S	S	S	S	S								P
Adult uses													S				P
Agricultural roadside stands	S	S															P
Agriculture and horticulture	P	S															P
Agricultural tourism facilities	S																P
Airports, commercial															S	S	P
Airports, private landing strips	S																P
Ambulance stations, private												P	P		P	P	P
Animal production, intensive feedlot operations	S																P
Animal production, commercial	S																P
Animal shelter	S	S	S	S						P		P	P	P	P	P	P
Arcades		see “Recreation: indoor commercial recreation”															
Art education center										S	S	S					P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Assisted living facilities							S	P									P
Automobile dealers, new		see “Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor”															
Automobile dealers, used		see “Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor”															
Automobile rental establishment		see “Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor”															
Automobile repair facilities													S		P	P	P
Automobile sales		see “Rental and sales of automobiles, recreational vehicle and mobile homes”															
Automobile service stations													S				P
Automobile wash establishments													S		P	P	P
Automobile wrecking yards and junk yards																S	P
Bakeries, non-retail															P	P	P
Bakeries, retail											P	P	P				P
Bars, cocktail lounges, taverns and nightclubs												P	P				P
Bed and breakfast establishments	S	S	S	S	S	S											P
Billboard signs													P				P
Boarding houses								S									P
Bus passenger stations													P				P
Business service establishments										P	P	P	P				P
Campgrounds, permanent	S											S	S				P
Campgrounds, transient	S																P
Cemeteries	S	S															P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Chemical manufacturing facilities		see “Manufacturing, storage and/or distribution facilities (dangerous chemicals)”															
Child care institutions	S	S															P
Clubs	S	S										P	P				P
Communication antennae	S	S	S	S	S	S	S	S	S	AS	AS	AS	AS	AS	AS	AS	P
Communications towers	S	S	S	S	S	S	S	S	S	AS	AS	AS	AS	AS	AS	AS	P
Contractors establishments without outdoor storage												S	S	S	S	S	
Contractor’s establishments with outdoor storage															S		
Crematories															S	P	P
Day care, adult (1-6 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Day care, adult (7-12 persons)	S	S	S	S	S	S	S	S	S	P	P	P	P				P
Day care, adult (13 or more persons)											P	P	P				P
Day care centers, commercial			S	S	S	S	S	S		P	P	P	P				P
Day care homes, family (1-6 persons)	P	P	P	P	P	P	P	P	P								P
Day care homes, group (7-12 persons)			S	S	S	S	S	S	S								P
Drive-in and drive-thru establishments (excluding restaurants)										S	S	S	S				P
Dry cleaning facility											S	S	S				
Educational institution, non-profit	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Educational institutions, for-profit												S	S				P
Equestrian residential development																	P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Farmers markets, permanent												P	P				P
Farmers markets, temporary												P	P				P
Fire stations		see “Public buildings”															
Foster family group homes	P	P	P	P	P	P	P	P	P								P
Foster family homes	P	P	P	P	P	P	P	P	P								P
Fraternal organizations		see “Clubs”															
Fuel distribution facilities															S	S	P
Funeral homes or mortuaries										P	P	P	P				P
Greenhouses, non-retail	P	P															P
Greenhouses, retail	S											P					P
Halls										P			P				P
Home occupations	PA	PA	PA	PA	PA	PA	PA	PA	PA								P
Horses, keeping of	PA																P
Hospitals		see “Medical service establishments, large”															
Hotels and motels												P	P		P		P
Household pets, keeping of	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA					P
Industrial service establishments, heavy																P	P
Industrial service establishments, light															P	P	P
Industrial service establishments, low intensity														P	P	P	P
Kennels, commercial (7 or more dogs)													S		S		P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Kennels, private (3-6 dogs)	PA	PA	S	S	S												P
Laboratories														P			P
Landscape contractor	S											S	P	P	P	P	P
Libraries										P	P	P					P
Lodges		see “Clubs”															
Long term care facilities								S		S		S					P
Manufacturing establishments, heavy																P	P
Manufacturing establishments, light															P	P	P
Manufacturing establishments, low intensity												S	P	P	P	P	P
Manufacturing, storage and/or distribution facilities (dangerous chemicals)																S	P
Marine sales and services												P	P				P
Medical care establishments, large										S		S					P
Medical care facilities, neighborhood	S	S	S	S	S	S				P	P	P	P				P
Medical care establishments, small								S		P	P	P	P				P
Monument sales		see “Retail sales or rental establishments with outdoor display”															
Museums										S		S	S				P
Nursing homes		see “Long term care facilities”															
Office establishments, large										S		P	P		P		P
Office establishments, small										P	P	P	P				P
Parks, private	S	S	S	S	S	S	S	S	S								P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Parks, public	S	S	S	S	S	S	S	S	S								P
Pawn Shops		see “Retail establishments, neighborhood”															
Personal service establishments											P	P	P				P
Photography studio										S	P	P	P				P
Public buildings	S	S	S	S	S	S	S	S	S	S	S	S	S				P
Public utility buildings and uses	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Race tracks		see “Recreation: commercial outdoor recreation establishments (excluding golf related uses)”															
Radio TV broadcast towers		see “Communication towers”															
Radio and television stations										P	P	P	P				P
Railroad switching, storage, siding and freight yards																P	P
Recreation: commercial outdoor recreation establishments (excluding golf related uses)	S												P				P
Recreation: golf courses, country clubs, par three golf courses	S	S	S	S													P
Recreation: golf driving ranges, miniature golf courses *excludes miniature golf	S*	S*										S	S				P
Recreation: indoor commercial recreation												P	P				P
Recreation: private or public recreation clubs	S										P	P					P
Religious institutions	S	S	S	S	S	S	S	S	S	S	S	S	S				P
Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor												S	P				P
Rental business establishments, indoor												P	P				P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Research and development establishments														P			P
Residential, apartments								P									P
Residential, apartments (in the upper floors of commercial buildings)										P	P	P					P
Residential, aviation development																	P
Residential, duplex	S	S	S	S	S	S	P	P									P
Residential, equestrian development																	P
Residential, mobile home parks and subdivisions									P								P
Residential, single family attached							P	P									P
Residential, single family detached	P	P	P	P	P	P	P	P									P
Residential, townhouses, patio or row houses							P	P									P
Restaurants, conventional											S	P	P				P
Restaurants, drive-in or drive-thru												S	P				P
Restaurants, open front												S	P				P
Restaurants with live entertainment and/or outdoor seating (not adult entertainment or dancing)												S	S				P
Retail establishments, convenience											P	P	P				P
Retail establishments, large												P	P				P
Retail establishments, neighborhood											P	P	P				P
Retail sales or rental establishments with outdoor display												S	P				P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Retirement communities, mixed use								S									P
Sales & storage, low intensity												S	S	P	P		P
Senior housing			S	S	S	S	S	P									P
Service or repair establishments												P	P				P
Soil, sand, clay and gravel or similar removal operations, quarry excavation	S																P
Stables and/or riding academies	P																P
Stadiums and arenas including baseball, football or other large facility with public seating												S	S				P
Storage facilities (with outdoor storage)												S	S				P
Storage facilities (without outdoor storage)												P	P				P
Strip malls		see “Retail establishments, neighborhood” & “Retail establishments, large”															
Subacute care facilities		see “Long term care facilities”															
Temporary buildings	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	P
Temporary outdoor uses	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	P
Theaters, indoor												P	P				
Theaters, outdoor													S				
Truck terminal															P	P	P
Towing service (with outdoor storage)													S	S	P	P	P
Towing service (without outdoor storage)												S	P	P	P	P	P
Veterinary clinics	S	S								S	S	S	P				P

TABLE 3-3

SCHEDULE OF USES (Permitted Principal Uses by Right (P), Permitted Accessory Uses by Right (PA), Uses Permitted by Special Use Permit (S), Uses Permitted by Administratively Approved Special Use Permit (AS))

TYPE OF USE	DISTRICTS																
	AG	R-1	R-2	R-3	R-4	R-5	R-6	R-M	R-MH	OS	C-1	C-2	C-3	M-1	M-2	M-3	PUD
Veterinary hospitals	S											S	P				P
Wholesale and warehousing															P	P	P
Woodworking												S	S				P

(Amended: Ord. No. 606, 6-16-03; Ord. No. 621, 6-7-04; Ord. No. 684, 7-23-07)